

# Gainesville Market Rate Year to Year Sale Data

## 100 or More Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2019	4	-33%	\$106,248	45%	9.01	21%
2020	4	0%	\$69,745	-34%	7.65	-15%
2021	10	150%	\$137,845	98%	9.85	29%
2022	6	-40%	\$179,842	30%	11.65	18%
2023	1	-83%	\$215,000	20%	10.16	-13%
Through Jan 2024	0	n/a	n/a	n/a	n/a	n/a

## Under 100 Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2019	11	-8%	\$46,875	-33%	6.07	-24%
2020	6	-45%	\$62,613	34%	7.27	20%
2021	7	17%	\$83,333	33%	8.30	14%
2022	11	57%	\$78,000	-6%	9.01	9%
2023	3	-73%	\$120,000	54%	10.64	18%
Through Jan 2024	0	n/a	n/a	n/a	n/a	n/a



BeauBeery.com  
Multifamily Advisors

\*Data is pulled from the Alachua county property appraiser's website.

# Ocala Market Rate

## Year to Year Sale Data

### 100 or More Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2019	1	-67%	\$97,000	-27%	9.11	-7%
2020	0	-100%	n/a	n/a	n/a	n/a
2021	1	100%	\$164,792	n/a	9.07	n/a
2022	3	200%	\$106,592	-35%	10.53	16%
2023	0	-100%	n/a	-100%	n/a	-100%
Through Jan 24	0	n/a	n/a	n/a	n/a	n/a

### Under 100 Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2019	3	-50%	\$83,158	37%	10.62	44%
2020	3	0%	\$49,000	-41%	n/a	n/a
2021	13	333%	\$105,208	115%	11.00	n/a
2022	7	-46%	\$89,063	-15%	11.45	4%
2023	3	-57%	\$131,679	48%	13.87	21%
Through Jan 24	0	n/a	n/a	n/a	n/a	n/a



BeauBeery.com  
Multifamily Advisors

\*Data is pulled from the Marion county property appraiser's website.

# Tallahassee Market Rate Year to Year Sale Data

## 100 or More Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2019	10	67%	\$86,104	10%	7.85	5%
2020	4	-60%	\$101,255	18%	8.28	5%
2021	8	100%	\$121,879	20%	9.06	9%
2022	8	0%	\$162,010	33%	9.71	7%
2023	4	-50%	\$123,578	-24%	8.17	-16%
Through Jan 24	0	n/a	n/a	n/a	n/a	n/a

## Under 100 Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2019	16	23%	\$59,764	-1%	7.48	9%
2020	8	-50%	\$72,500	21%	8.29	11%
2021	9	13%	\$74,107	2%	9.55	15%
2022	14	56%	\$96,964	31%	9.34	-2%
2023	7	-50%	\$63,391	-35%	6.66	-29%
Through Jan 24	3	-57%	\$89,000	40%	8.33	25%



BeauBeery<sup>®</sup>.com  
Multifamily Advisors

\*Data is pulled from the Leon, Wakulla, Jefferson and Gadsden county property appraiser's websites.

# Jacksonville Market Rate

## Year to Year Sale Data

### 100 or More Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2019	40	0%	\$87,189	-8%	8.16	-5%
2020	29	-28%	\$142,469	63%	10.81	32%
2021	54	86%	\$134,180	-6%	10.41	-4%
2022	33	-39%	\$162,264	21%	10.21	-2%
2023	11	-67%	\$158,929	-2%	9.52	-7%
Through Jan 24	0	n/a	n/a	n/a	n/a	n/a

### Under 100 Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2019	26	-24%	\$56,000	32%	7.42	24%
2020	21	-19%	\$73,000	30%	7.51	1%
2021	26	24%	\$82,217	13%	9.40	25%
2022	26	0%	\$108,974	33%	10.51	12%
2023	7	-73%	\$142,188	30%	9.69	-8%
Through Jan 24	0	n/a	n/a	n/a	n/a	n/a



BeauBeery.com  
Multifamily Advisors

\*Data is pulled from the Duval, Clay, Nassau, Baker & St. John's county property appraiser's websites.



# Volusia County Market Rate Year to Year Sale Data

## 100 or More Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2019	1	-88%	\$75,630	-21%	6.85	-18%
2020	9	800%	\$91,273	21%	8.71	27%
2021	8	-11%	\$178,970	96%	10.75	23%
2022	8	0%	\$147,135	-18%	9.37	-13%
2023	3	-63%	\$167,411	14%	9.67	3%
Through Jan 24	0	n/a	n/a	n/a	n/a	n/a

## Under 100 Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2019	13	30%	\$70,238	18%	9.20	34%
2020	17	31%	\$79,500	13%	9.05	-2%
2021	18	6%	\$100,017	26%	9.02	0%
2022	12	-33%	\$107,083	7%	8.76	-3%
2023	8	-33%	\$155,000	45%	9.44	8%
Through Jan 24	0	n/a	n/a	n/a	n/a	n/a



BeauBeery.com  
Multifamily Advisors

\*Data is pulled from the Volusia county property appraiser's website.

# Polk County Market Rate Year to Year Sale Data

## 100 or More Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2019	6	0%	\$151,806	35%	10.83	29%
2020	4	-33%	\$117,045	-23%	10.03	-7%
2021	5	25%	\$212,818	82%	9.81	-2%
2022	4	-20%	\$221,943	4%	11.56	18%
2023	2	-50%	\$173,645	-22%	8.27	-28%
Through Jan 24	0	n/a	n/a	n/a	n/a	n/a

## Under 100 Units

	# of Closings	% Inc./Dec.	Median \$/Unit	% Inc./Dec.	Median GRM	% Inc./Dec.
2019	5	150%	\$49,278	-41%	6.03	-1%
2020	4	-20%	\$75,000	52%	8.88	47%
2021	5	25%	\$125,000	67%	12.04	36%
2022	3	-40%	\$95,914	-23%	9.33	-23%
2023	1	-67%	\$104,688	-16%	10.03	-17%
Through Jan 24	0	n/a	n/a	n/a	n/a	n/a



BeauBeery.com  
Multifamily Advisors

\*Data is pulled from the Polk county property appraiser's website.